



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2011-0033

PROPERTY LOCATION: 405 East Braddock Road

TAX MAP REFERENCE: 53.04-6-2

ZONE: CSL

APPLICANT:

Name: 7-Eleven, Inc.

Address: 5300 Shawnee Road, Alexandria, VA 22312

PROPOSED USE: Convenience Store

☒ **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Michael R. Vanderpool, Esquire

Print Name of Applicant or Agent

Vanderpool, Frostick & Nishanian, P.C.

Mailing/Street Address

Manassas, VA 20110

City and State

Zip Code

[Signature]
Signature

4/1/11
Date

(703) 369-4738

Telephone #

(703) 369-3653

Fax #

mvanderpool@vfnlaw.com

Email address

ACTION-PLANNING COMMISSION: _____

DATE: _____

ACTION-CITY COUNCIL: _____

DATE: _____

SUP #

2011-0033

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 405 East Braddock Road, I hereby
(Property Address)
grant the applicant authorization to apply for the Special Use Permit (SUP) use as
(use)
described in this application.

Name: 7-Eleven, Inc. (formerly the Southland Corp.) Phone: _____

Please Print
Address: P.O. Box 711, Dallas, TX 75221-0711 Email: _____

Signature: Nancy A. Stode Date: 4-1-11

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☒ Owner

☐ Contract Purchaser

☐ Lessee or

☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

IYG Holding Co.

4-1-4 Shibakoen
Minato-Ku, Tokyo
Japan 105

72.51% of common stock

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. IYG Holding Co.	4-1-4 Shibakoen Minato-Ku, Tokyo Japan 105	72.51% of common stock
2. No other stock holder owns more than 10%		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. 7-Eleven, Inc. (formerly the Southland Corp)	P. O. Box 711 Dallas, TX 75221-0711	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

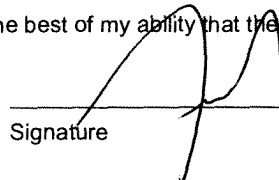
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. IYG Holding Co.	NONE	N/A
2. 7-Eleven, Inc.	NONE	N/A
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

4/1/11
Date

MICHAEL R. VANDERPOOL, ESQ.
Printed Name


Signature

Alexandria City Council

William Euille
Kerry Donely
Frank Fannon IV
Alicia Hughes
Rob Krupicka
Redella "Del" Pepper
Paul Smedberg

Planning Commission

John Komoroske
H. Stewart Dunn
Jesse Jennings
Donna Fossum
Mary Lyman
J. Lawrence Robinson
Eric Wagner

Board of Zoning Appeals

Mark Allen
Geoffrey Goodale
John Keegan
Stephen Koenig
David Lantzy
Jennifer Lewis
Eric Zander

Board of Architectural Review

Old and Historic District

Chip Carlin
Oscar Fitzgerald
Thomas Hulfish
Arthur Keleher
Wayne Neale
Peter Smeallie
John Von Senden

Board of Architectural Review

Parker-Gray District

William Conkey
Robert Duffy
Christina Kelley
H. Richard Lloyd, III
Douglas Meick
Philip Moffat
Deborah Rankin

Updated 7/27/2010

Definition of business and financial relationship.

Section 11-305 of the Zoning Ordinance defines a business or financial relationship as any of the following:

- (1) a direct one;
- (2) by way of an ownership entity in which the member or a member of his immediate household is a partner, employee, agent or attorney;
- (3) through a partner of the member or a member of his immediate household;
- (4) through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 10 percent or more of the outstanding bonds or shares of stock of a particular class. In the case of a condominium, this threshold shall apply only if the applicant is the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium;
- (5) not as an ordinary customer or depositor relationship with a professional or other service provider, retail establishment, public utility or bank, which relationship shall not be considered a business or financial relationship;
- (6) created by the receipt by the member, or by a person, firm, corporation or committee on behalf of the member, of any gift or donation having a value of more than \$100, singularly or in the aggregate, during the 12-month period prior to the hearing on the application from the applicant.

SUP # 201-0033

☐ **Yes.** Provide proof of current City business license

NARRATIVE DESCRIPTION

SEE ATTACHED

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

USE CHARACTERISTICS

4. The proposed special use permit request is for (*check one*):
- ☐ a new use requiring a special use permit,
- ☐ an expansion or change to an existing use without a special use permit,
- ☐ an expansion or change to an existing use with a special use permit,
- ☒ other. Please describe: Continuation of a non-conforming use (under section 12-200 of zoning ordinance)
5. Please describe the capacity of the proposed use:
- A. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).
Approximately 1,100 to 1,500 per day.
- B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).
Maximum of four employees per shift.
Approximately 12 employees total.
6. Please describe the proposed hours and days of operation of the proposed use:
- | | |
|--------------------------------|-------------------------------|
| Day: <u>365 Days per year.</u> | Hours: <u>24 Hours a day.</u> |
| <u> </u> | <u> </u> |
| <u> </u> | <u> </u> |
| <u> </u> | <u> </u> |
7. Please describe any potential noise emanating from the proposed use.
- A. Describe the noise levels anticipated from all mechanical equipment and patrons.
No significant noise beyond that generated by typical retail business activities.
- B. How will the noise be controlled?
No significant noise from patrons anticipated.

8. Describe any potential odors emanating from the proposed use and plans to control them:

No significant odors generated by use.

9. Please provide information regarding trash and litter generated by the use.

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)
Typical solid waste from small retail establishment (consisting largely
of paper, cardboard and plastic).

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per
week) Approximately 32 yards of trash and 16 cubic yards of recyclables
per week.

C. How often will trash be collected?
Multiple pick ups per week.

D. How will you prevent littering on the property, streets and nearby properties?
Contract with outside vendor for "litter walk" around property and
adjacent sidewalks three times per week. Employees will perform litter
walks twice per day on the property.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

[] Yes. [X] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

[] Yes. [X] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?

Store has closed-circuit TV and monitored alarm system.

ALCOHOL SALES

13.

- A. Will the proposed use include the sale of beer, wine, or mixed drinks?

[X] Yes [] No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

Current ABC license for off-premises sale of beer and wine 6 a.m. to
12 a.m. (midnight). Alcohol sales are restricted in accordance with
condition 5 of the existing SUP (SUP 2006-0121). No change in alcohol
sales is proposed.

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

7 Standard spaces
 Compact spaces
1 Handicapped accessible spaces.
4 Other. Shared parking with other tenants. Additional undelineated parking also available on site.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A _____

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where is required parking located? (check one)

☒ on-site

☐ off-site

If the required parking will be located off-site, where will it be located?

N/A

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☐ Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? 1

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where are off-street loading facilities located? delimited area is available for loading on-site, adjacent to store.
- C. During what hours of the day do you expect loading/unloading operations to occur?
A consolidated delivery is made to minimize the number of truck deliveries
Large truck deliveries are scheduled to comply with the City's noise ordinance.
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Consolidated deliveries arrive daily. Other vendors deliver several times per
week. Typically, three or four trucks deliver per 24 hour period.
16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?
Existing access is adequate.

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☐ Yes ☒ No
 Do you propose to construct an addition to the building? ☐ Yes ☒ No
 How large will the addition be? 0 square feet.
18. What will the total area occupied by the proposed use be?
2,940 sq. ft. (existing) + 0 sq. ft. (addition if any) = 2,940 sq. ft. (total)
19. The proposed use is located in: (check one)
☒ a stand alone building
☐ a house located in a residential zone
☐ a warehouse
☐ a shopping center. Please provide name of the center: _____
☐ an office building. Please provide name of the building: _____
☐ other. Please describe: _____

End of Application

Sup 2011-0033

SPECIAL USE APPLICATION
SUP2011-_____
7-Eleven, Inc.
405 East Braddock Road, Alexandria
Continuation of Use SUP2008-0095 located at
411 East Braddock Road, Alexandria

WRITTEN NARRATIVE
March 31, 2011

A Continuation Of An Existing Use Is Proposed For East Braddock Road

7-Eleven, Inc. ("7-Eleven"), formerly The Southland Corporation, is the owner of a parcel of land identified in the City of Alexandria real estate records as Tax Map Parcel Number 053.04-06-02; the parcel having a street address of 405 East Braddock Road, Alexandria, Virginia ("Property"). 7-Eleven requests approval of a Special Use Permit ("SUP") to continue the existing use, to allow operating a convenience store ("Store") in the Commercial Service Low (CSL) zoning district, which was originally authorized in 2007 and re-authorized under SUP2008-0095. This request is in accordance with Section 12-200 of the City of Alexandria's Zoning Ordinance that requires such SUP for continuance of any existing legal non-conforming use.

The Existing Use Was Authorized By City Council

7-Eleven currently operates the Store, with an address of 411 East Braddock Road, on the Property under the authorization of a SUP originally approved on May 14, 2005 (SUP2005-0016) which allowed continued operation of the existing Store subject to a two year review of site redevelopment plans. On March 17, 2007 the City Council approved a second special use permit (SUP 2006-0121) which allowed continued operation of the existing Store, until May 14, 2009. On April 18, 2009, the City Council approved SUP2008-0095 extending the SUP until April 18, 2012, with the express understanding that 7-Eleven would diligently pursue redevelopment of the Property. It was the desire of the City that 7-Eleven participate in the

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redevelopment efforts in cooperation with the adjoining landowner ("Redevelopment Plan"). 7-Eleven has steadily pursued such cooperative redevelopment since the original 2005 SUP was approved, and is now a participant in the Redevelopment Plan currently under review by the City. Concurrent with the Redevelopment Plan, 7-Eleven is requesting a SUP to allow continued operation of the Store consistent with the new physical layout which includes razing the existing structure and construction of a new free-standing store.

The Existing Use Is Compatible With The Neighborhood

The Property and Store are located on Braddock Road at its intersection with Mt. Vernon Avenue. The surrounding area is one of mixed uses including both commercial and residential uses. 7-Eleven has operated the existing convenience store on the Property since 1960. The Store is well integrated into the community and provides a valuable service to residents of the immediate neighborhood.

Redevelopment Removes The Existing Building

The Redevelopment Plan combines the Property with the adjacent lot to propose redevelopment of a combined area containing 44,480 square feet of land. The Property contains approximately 36,997 square feet of land and the existing Store is approximately 2,735 square feet in size. The existing Store is included in an existing retail shopping center building of approximately 5,095 square feet. The existing retail shopping center building will be removed under the Redevelopment Plan.

Redevelopment Provides An Improved Store

The new 7-Eleven Store is a freestanding, one story building, located on the southeasterly

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portion of the Property, closest to the railroad tracks. The new 7-Eleven Store is architecturally compatible with the new retail building proposed on the Redevelopment Plan, and the new 7-Eleven Store will contain 2,940 gross square feet of floor space. The front entrance of the new 7-Eleven Store faces the interior parking spaces served by the one shared public road entrance onto East Braddock Road. This public road entrance serves both the new retail building and the new 7-Eleven Store. Retail parking is provided by an onsite parking structure and the 7-Eleven parking is surface level parking immediately adjacent to the Store front entrance. The Redevelopment Plan eliminates the suburban style front parking lot, moves the retail building and new 7-Eleven Store up to the sidewalk, incorporates improved architecture, reduces the number of public street entrances, and provides significant landscaping and screening.

No Change In The Nature Of The Existing Use

The new 7-Eleven Store will continue as a typical convenience retail store selling a variety of goods including food and beverages. The Store provides quick and convenient shopping and goods are typically purchased in small quantities. Food and beverages are purchased by customers for consumption off premises. The Store will be open 24 hours a day, 365 days a year.

Redevelopment Provides Parking

The parking shown on the Redevelopment Plan is adequate for the Store's level of operations.

Redevelopment Provides Controlled Waste Management

Waste management for the new 7-Eleven Store will be upgraded to current waste

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7-Eleven, Inc.
405 East Braddock Road, Alexandria
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management and recycling standards, although no increase in the volume or change in the type of trash is anticipated. Trash generated will be typical solid waste from a small retail establishment, largely consisting of paper, cardboard and plastic. Trash will be picked up by a private hauler several times per week. An enclosed dumpster and recycling area is provided with landscaping and screening.

Store employees will perform a minimum of two litter walks per day to pick up litter around the Store and the adjacent public right-of-way. Additional litter walks will be performed three times per week by a contractor.

Redevelopment Provides Site Improvements

The Redevelopment Plan provides significant new landscaping on the Property to screen the parking structure and the surface parking area, to provide street side plantings, and to create a concentrated planting area at the rear of the new 7-Eleven Store on the portion of the Property closest to the railroad tracks.

The Redevelopment Continuation Of The Existing Use Should Be Approved

The nature of the existing convenience store use and its scale of operations have proven compatible with the neighborhood and the existing uses in the surrounding area over a long period of time; and, thus, no significant change in operations is necessary. 7-Eleven has fulfilled its commitment to work closely with an adjoining landowner with the guidance of the City of Alexandria to develop the Redevelopment Plan to improve the Property. 7-Eleven, Inc. now respectfully requests approval of the requested SUP to permit the Store to continue providing

SPECIAL USE APPLICATION
7-Eleven, Inc.
405 East Braddock Road, Alexandria
March 31, 2011
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convenience shopping for residents of the immediate neighborhood as an integral element of the site redevelopment.

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